



EAST PARK ENERGY

East Park Energy

EN010141

Programme Document

Document Reference: EN010141/DR/1.6

Infrastructure Planning (Applications: Prescribed Forms and
Procedure) Regulations 2009: Regulation 5(2)(q)

September 2025

Version 03 / P01

EAST PARK ENERGY

Planning Act 2008

Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009

Programme Document

APFP Regulation Reference:	Regulation 5(2)(q)
Planning Inspectorate Scheme Reference:	EN010141
Application Document Number:	EN010141/DR/1.6
Author:	Axis PED Ltd

Version	Date	Status
01	July 2024	Version 01
02	March 2025	Version 02
03 / P01	September 2025	Version 03 – DCO Submission

© AXIS P.E.D. Ltd 2025. All rights reserved.

This document and its accompanying documents contain information which is confidential and is intended only for the use of the client. If you are not one of the intended recipients any disclosure, copying, distribution or action taken in reliance on the contents of the information is strictly prohibited.

Unless expressly agreed, any reproduction of material from this document must be requested and authorised in writing from AXIS P.E.D. Ltd. Authorised reproduction of material must include all copyright and proprietary notices in the same form and manner as the original and must not be modified in any way. Acknowledgement of the source of the material must also be included in all references.

CONTENTS

1.0 Introduction 2

1.1 Background 2

1.2 This Document 2

2.0 Indicative Programme and Key Dates 4

3.0 Main Issues and Key Risks..... 6

4.0 Engagement with Statutory Consultees and LPAs 9

5.0 Statement of Community Consultation 11

1.0 INTRODUCTION

1.1 Background

- 1.1.1 BSSL Cambsbed 1 Limited ('the Applicant') is proposing to develop a new solar energy generating station and an associated on-site battery energy solar system (BESS) ('the Scheme') on land to the north-west of St Neots ('the Site'). The Scheme also includes the associated infrastructure for connection to the National Grid at the Eaton Socon Substation.
- 1.1.2 The Scheme would allow for the generation and export of 400 megawatts (MW) of renewable electricity, as well as the storage of up to 100 MW of electricity in the BESS. The precise generating capacity and storage capacity will be subject to detailed design.
- 1.1.3 As the Scheme would have an electrical generating capacity in excess of 50MW it would be defined as a Nationally Significant Infrastructure Project (NSIP) under S.14(1)(a) and S.15(2) of the Planning Act 2008 ('the Act'), necessitating the submission of a Development Consent Order (DCO) application to the Secretary of State for the Department for Energy Security and Net Zero ('the SoS').
- 1.1.4 The Applicant held an Inception meeting with the Planning Inspectorate in July 2022, and held a follow up briefing with the Planning Inspectorate in August 2023. A request for a Scoping Opinion under Regulation 10(1) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, and notification that an ES is to be produced pursuant to Regulation 8(1)(b) of the EIA Regulations, was made to the Planning Inspectorate in October 2023. A Scoping Opinion was received in December 2023.

1.2 This Document

- 1.2.1 This document, the Programme Document, has been prepared in accordance with the Planning Inspectorate's "*2024 Pre-Application Prospectus*" guidance.

-
- 1.2.2 The pre-application Programme Document contains preliminary details about the Scheme, sufficient to inform stakeholders about the current anticipated timing for the preparation of the DCO application, and associated activities. Any updates to this document will be clearly communicated by the Applicant.
- 1.2.3 Following on from this introduction, the document has been split into the following four sections which seek to address the requirements for a Programme Document as set out in Paragraph 10 of the Government Guidance “*Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects*” (‘the Government Guidance’) and the 2024 Pre-application Prospectus:
- Indicative Pre-Application Programme and Key Dates
 - Main Issues
 - Engagement with Statutory Consultees and Local Planning Authorities
 - Statement of Community Consultation

2.0 INDICATIVE PROGRAMME AND KEY DATES

2.1.1 This is the Applicant's submission version of the Programme Document, which accompanies the application for development consent. The application has been submitted on the 3rd October 2025. Table 1 below sets out the key stages undertaken to date and the forthcoming anticipated timetable for the remaining stages both pre- and post-submission.

Table 1: Project Timetable

Project Stage	Date	Complete?
Pre-Submission		
PINS Inception Meeting	August 2023	Yes
Submission of EIA Scoping Request / Regulation 8 Notification	October 2023	Yes
Phase 1 Community Consultation	October 2023 – November 2023	Yes
Receipt of Scoping Opinion	December 2023	Yes
Ongoing Statutory Consultee and Local Planning Authority (LPA) Engagement (further details in Section 3.0)	December 2023 – August 2024	Yes
Publication of Statement of Community Consultation and Section 47(6) notice	September 2024	Yes
Phase 2 Community Consultation and Statutory Consultation – publication of PEI Report (s42, s47)	September 2024 – October 2024	Yes
Further Statutory Consultee and LPA Engagement (further details in Section 3.0)	October 2024 – Present	Yes
Adequacy of Consultation Milestone	August 2025	Yes
Submit Application	3th October 2025	Yes
Post-Submission		
Acceptance Period	October 2025 – November 2025	
Pre-Examination Period	November 2025 – February 2026	

Examination Period	February 2026 – July 2026	
Recommendation	August 2026 – October 2026	
Decision	October 2026 – January 2027	

3.0 MAIN ISSUES AND KEY RISKS

3.1.1 The Government Guidance sets out that the Programme Document should include:

- the applicant's view on the main issues for resolution and activities they will undertake to address those; and
- the applicant's identification of risks to achievement of the pre-application stage and the process by which these risks are tracked and managed

3.1.2 Table 2 below provides a summary of the main issues / risks associated with the Scheme. These issues have been identified as a result of the Applicant's knowledge of the local area; environmental information gathered to date; preliminary environmental assessment work; existing engagement with the LPAs and statutory consultees; and, feedback received from the Phase 1 Community Consultation.

3.1.3 The risks to the Scheme are reviewed regularly by the Applicant's project team to ensure that necessary actions are in place to:

- minimise the potential for a delay to the submission of the application; and
- resolve matters which could impact a positive decision for the forthcoming DCO application.

3.1.4 As set out in Section 4.0 the Applicant is in dialogue with relevant Statutory Consultees and the LPAs. The engagement has assisted in ensuring the necessary baseline data collection is undertaken and the scope of detailed assessment work is appropriate for the anticipated impacts of project. The engagement has also informed design decisions and has helped influence the design principles set for the Scheme.

Table 2: Project Issues / Risks

Ref.	Main Issues / Key Risks	Activities to Resolve
1	Discovery of archaeological evidence of possible national significance. Sample	1. Feature has been protected as a Scheduled Monument. The

Ref.	Main Issues / Key Risks	Activities to Resolve
	trial trenching has confirmed surviving archaeological remains.	Applicant has developed an outline Archaeological Mitigation Strategy to accompany the application, and has consulted on this document with Historic England and the County Archaeologists.
2	Extent of potential archaeology across the whole Site following archaeological geophysical survey.	<ol style="list-style-type: none"> 1. The Applicant has undertaken trial trenching across Sites A to D to establish the nature and significance of the archaeological resource. This has informed the outline Archaeological Mitigation Strategy submitted with the application. 2. The Applicant has also completed further archaeological geophysical survey across the cable corridors which is reported within the ES.
3	Agricultural land classification surveys across the Site have confirmed the Site is predominantly best and most versatile land.	<ol style="list-style-type: none"> 1. The Applicant has undertaken further agricultural land classification across the Site. The Applicant has assessed the impact on agricultural land within the ES. 2. The Applicant has prepared an outline Soil Management Plan as part of the application setting out how soils will be protected and managed during construction and operation.
4	Proximity to nearby settlement and potential impacts on users of the PRoW network across the Site.	<ol style="list-style-type: none"> 1. Retention of public rights of way across the Site and setting of design principles to ensure design is considered for users of different routes. 2. Provision of enhanced access opportunities around settlement and in response to consultation responses where possible by agreement with landowners. 3. Provision of landscape buffers and planting to mitigate views.
5	Interaction with multiple utility corridors across the Site.	<ol style="list-style-type: none"> 1. Introduction of buffers within design constraints from early design stage. 2. Engagement with utility undertakers to agree design requirements.

Ref.	Main Issues / Key Risks	Activities to Resolve
		3. Protective provisions will be agreed with statutory undertakers as required.
6	Construction access along local roads and in proximity to settlement.	1. Identification of opportunities to avoid taking construction traffic through villages such as Great Staughton or Little Staughton. 2. Development of construction strategy that minimises uses of the local highway network.
7	Arrangement of land agreements for the cable corridors to avoid compulsory acquisition.	1. Engagement has been ongoing with landowners to agree the routing of cables. 2. The scope of required compulsory acquisition is set out within the Statement of Reasons, Book of Reference, and the Land and Crown Land Plan.

4.0 ENGAGEMENT WITH STATUTORY CONSULTEES AND LPAS

- 4.1.1 The Order Limits for the Scheme cover two LPA areas; Bedford Borough Council which is a unitary authority, and Huntingdonshire District Council which is two-tier with Cambridgeshire County Council.
- 4.1.2 The Applicant has engaged with the local authorities from the outset, holding initial discussions at the very beginning of the Scheme in June 2022, followed by a briefing in June 2023 prior to EIA Scoping and Non-Statutory Consultation in October 2023.
- 4.1.3 The Local Authorities have agreed to respond to the Scheme as a 'single voice' wherever possible and have developed a Memorandum of Understanding setting out the terms by which each Council can respond on behalf of another. Cambridgeshire County Council are taking the lead and are the main point of contact for the East Park Energy team.
- 4.1.4 The Applicant has agreed a single Planning Performance Agreement (PPA) in relation to the Scheme between the Applicant and the three Host Authorities. This PPA was signed in July 2025. The PPA is comprehensive and enables the Host Authorities to get external support from a framework consultant to support in technical disciplines where the Authorities do not currently have suitable Officers, or available resource.
- 4.1.5 The Applicant has separately engaged with Natural England, Historic England, Environment Agency and National Highways and has charging agreements in place with each of these Statutory Environmental Bodies (SEBs) for ongoing engagement on the Scheme.
- 4.1.6 The LPA and Statutory Consultee engagement is set out in Table 3. This summarises the key organisations / officers engaged, detailing frequency / nature of engagement and any formal agreements in place to allow the consultees to offer timely and comprehensive advice.

Table 3: LPA and Statutory Consultee Engagement

Consultee	Frequency of Engagement	Arrangements for Advice
Host Authorities (BBC, HDC, & CCC)	Regular meetings with the Project Lead at each of the Host Authorities since November 2023. Specific workshops held with Officers covering heritage, archaeology, biodiversity, highways, public rights of way, and environmental health. Ad hoc meetings with technical officers as required under the PPA.	PPA in negotiation for the pre-application stage, with intention to continue the PPA through examination. PPA signed in July 2025.
Historic England	Ad hoc meetings commenced in November 2023 and have proceeded regularly in relation the archaeology found across the site, and in particular the scheduled monument within Site C.	Cost recovery agreement in place through the Enhanced Advisory Service.
Natural England	Ad hoc meetings and consultation since February 2024.	Discretionary Advice Service Agreement in place. Anticipating ongoing advice to agree mitigation proposals, HRA and ecological assessment findings.
Environment Agency	Ad hoc meetings and consultation since December 2023.	Cost Recovery Advice Service arrangement in place.
National Highways	Ad hoc meetings and consultation since September 2024	Cost recovery agreement in place.

4.1.7 The Applicant is also engaging with a range of other interested parties in relation to the Scheme, these have currently included:

- Cambridgeshire Fire and Rescue Service;
- Parish Councils; and
- Statutory Undertakers with land interests within the Site.

5.0 STATEMENT OF COMMUNITY CONSULTATION

- 5.1.1 The Applicant prepared a Statement of Community Consultation (SoCC) for the Scheme and consulted on this with the Host Authorities for a minimum 28 day period in accordance with S47(2) and S47(3) of the Planning Act 2008. The Applicant received comments from the Host Authorities on the SoCC and finalised it SoCC accordingly.
- 5.1.2 The SoCC is hosted on the project website along with the associated Section 47 Notice.
- 5.1.3 The Applicant's Section 47 consultation was concluded in October 2024.